



riverView

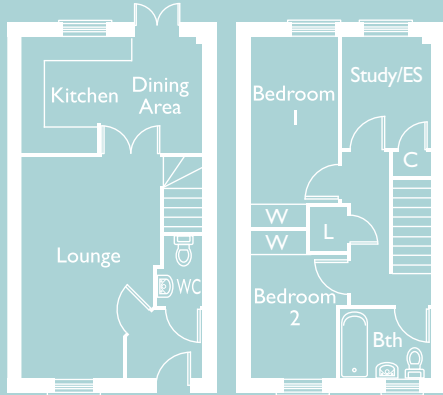
HOMES WITH A VIEW

Teal Cottage & Eider Cottage
2 Bedroom Cottages
(With option for a study)

Plot 4 & 5 (plot 5 is handed) – 2 Bedroom Cottages (with option for a study)



ground floor first floor



Ground Floor

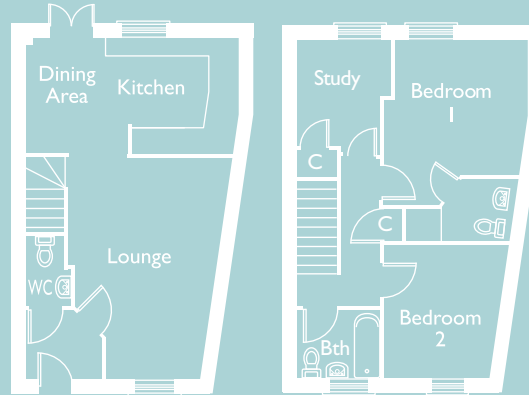
Lounge	18'8" x 11'6" (5.7m x 3.5m)
Kitchen	9'2" x 8'9" (2.8m x 2.7m)
Dining Area	8'9" x 5'9" (2.7m x 1.8m)

First Floor

Bedroom 1	13'5" x 9'9" (4.1m x 3m)*
Bedroom 2	9'9" x 7'9" (3m x 2.4m)
Study / Ensuite	7'6" x 7'6" (2.3m x 2.3m) (subject to choice)*

Total	931 sq ft	86.5 sq m
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ground floor first floor



Ground Floor

Lounge	18'7" x 13'9" (5.7m x 4.2m MAX)
Kitchen	9'2" x 8'9" (2.8m x 2.7m MAX)
Dining Area	8'9" x 5'9" (2.7m x 1.8m)

First Floor

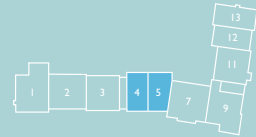
Bedroom 1	10'9" x 9'8" (3.3m x 3m MAX)*
Bedroom 2	9'8" x 8'8" (3m x 2.7m MAX)
Study / Ensuite	9'0" x 9'8" (2.75m x 3m MAX) (subject to choice)*

Total	952 sq ft	88.4 sq m
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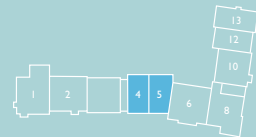
Plot Locator



Second Floor



First Floor



Ground Floor

Key

- Bth = Bathroom
- C = Cupboard
- E/S = En-Suite
- L = Linen Cupboard

Plot 4 & 5 – 2 Bedroom Cottages Teal Cottage & Eider Cottage (with option for a study)

* Room dimensions, sizes and layout may vary from final build. Please note some plots are handed from drawings shown.

contact

Directions to Station Rd, Kelvedon

Via A12 from London

Leave the A12 at junction 23 then merge onto London Rd (B1024) signposted Kelvedon. Continue 0.8 miles and then bear left into Saint Mary's Square (B1024). Bear right into High Street (B1024 signposted Colchester). Continue 0.7 miles and Station Road is on your left.

Via A12 from Ipswich

Leave the A12 at Junction 24, then merge onto B1024 (signposted Kelvedon). At the mini roundabout continue forward onto B1024. Continue 0.6 miles; Station Road is on your right.

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Sat Nav Postcode: CO5 9NN

Tel: 0844 800 5720



Liverpool St (51 mins) Stratford (39min) Chelmsford (13min) Kelvedon Colchester (11min) Ipswich (11min) Norwich (1hour 20min)



64 Newland Street, Witham CM8 1AH.
Tel: 01376 516 464

Stansted Airport 24 miles

Braintree Freeport Shopping 6 miles

Bluewater Shopping 45 miles